

Shape Our Fremont

Plans Evolve in Review Process

As development project applications go through the review process, they often change to reflect feedback from city Planning, Engineering, Environmental, Landscape, Traffic, Fire, and Police departments as well as Fremont residents. Here are some projects that are moving towards being presented for approval to the Planning Commission or the City Council.

Cloverleaf Bowl Shopping Center

The proposal to develop the shopping center at the corner of Grimmer Boulevard and Fremont Boulevard, where the Cloverleaf Family Bowl is located, has recently been resubmitted with changes. The developer of the Grimmer Irvington Center now proposes designating the bowling alley area as a separate parcel that would not be part of this application. The Cloverleaf Family Bowl lease does not expire for several more years, and any future plans to develop that parcel would have to be reviewed at that time.

Another change to the plans relates to the City Council having declared the Cloverleaf Family Bowl building a Potential Historic Resource that is eligible for listing on the Fremont Register. That designation means adjacent buildings and landscaping must be reviewed by the Historical Architectural Review Board (HARB.) The developer now proposes that the area in the middle of the main site, that faces the main entrance to the bowling alley, would have a large open space rather than the originally-planned 40-foot high residential building.

The two mixed-use buildings fronting Fremont Boulevard have been redesigned. The ground-level would have 19,000 square feet of retail space. The upper floors would be residential only with 120 for-rent apartments. There would now be a mix of four- and five-story sections. There is an underground garage for residents and surface parking for guests and customers.

On the Bay Street side of the site, they propose residential condominium buildings housing 85 for-sale units. The eight 10-plexes are three-story stacked flats with garage parking for each unit. There is also a separate 5-plex.

This latest proposal is currently under review. This process may require several iterations to work out all the details. There is no date for any formal review by HARB, the Planning Commission, or City Council.

Questions and comments about this proposal may be sent to City Staff Planner Mark Hungerford at mhungerford@fremont.gov

Centerville Plaza

Revised plans have recently been submitted for the Centerville Plaza project at 37177 Fremont Boulevard. The proposal is to build a total of 18 rental apartments. The second story of the existing Tri-City Veterinary Clinic building would be remodeled to include six flats, with the clinic on the ground floor. A new four-story building would be built at the rear of the property, with a manager's apartment and lobby facing Maple Street on the first floor, and with the ground-level parking tucked underneath the rest of the building. The upper three floors would each have four apartment flats, where all the living and sleeping spaces for each unit are on the same floor.

In the latest revision, instead of the rear building having long, flat sides, the plans were changed to move a portion of the side walls further away from neighboring properties.

This site is within the Centerville ACE/Amtrak transit-oriented development overlay and the Centerville Town Center, where mixed-use multi-family housing is encouraged.

Questions and comments about this proposal may be sent to City Staff Project Planner Joel Pullen at jpullen@fremont.gov

and Others...

The Roberts Avenue Townhomes proposal to build 36 rowhouse-style condominiums in three-story buildings on the Mission Peak Baptist Church property at 41354 Roberts Avenue in Irvington has gone through several review cycles by city planning staff. The most recent plan was sent back to the developer for even more changes.

The Mission Paradise Mixed Use proposal to build 20 residential units and 5,470 square feet of commercial space in three-story buildings at the corner of Washington Boulevard and Ellsworth Street is still under review. The site is in the Mission San Jose Historic District so final plans are subject to review by HARB. A recent study of commercial development potential in this area concluded that future projects should focus on restaurants and other destination-types of retail uses, which may impact the decision on how to proceed with this proposal.

The City Staff Planner for these two projects is Mark Hungerford at mhungerford@fremont.gov

To learn more about proposed housing developments in Fremont, go to [**www.ShapeOurFremont.com**](http://www.ShapeOurFremont.com)